

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF URBAN RENEWAL PLAN OF THE
SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, was adopted by the Boston Redevelopment Authority on June 10, 1965, and approved by the City Council of the City of Boston on June 26, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Modification" provides that the said Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns, provided further that where the proposed modifications will substantially or materially alter or change the Plan, the modifications must receive the necessary Federal, State and Local approvals; and

WHEREAS, subsequent to the adoption of said Plan, the MBTA committed itself to the construction of a new Forest Hills Rapid Transit Subway Line; and

WHEREAS, a recently approved Cooperation Agreement between the Boston Redevelopment Authority, the MBTA, the Public Facilities Commission, Tufts-New England Medical Center and Don Bosco regarding this new MBTA Forest Hills Subway Line, provides for the transfer to the Boston Redevelopment Authority of three properties owned by the MBTA which are located under the elevated section of the present Forest Hills Subway Line in South Cove and are known collectively as the MBTA Washington Street Right-of-Way; and

WHEREAS, the Authority pursuant to a Cooperation Agreement between the Authority and Tufts-New England Medical Center dated January 17, 1966, has agreed, should the Authority acquire said MBTA Washington Street Right-of-Way, to make that portion of said right-of-way north of Oak Street available to the Medical Center by including it into Parcels P-4 and P-4a; and

WHEREAS, the Authority deems it consistent with the objectives of said Urban Renewal Plan to combine the remaining two parcels of the MBTA Washington Street Right-of-Way located between Oak Street and Marginal Road with Parcels R-3 and R-3a in order to allow a large scale housing development on the combined area.

73
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map 3, "Property Map"; Map 4, "Proposed Land Use Map"; Map 5, "Disposition Plan"; and Map 6, "Zoning Plan", Exhibits C, D, E and F, respectively, of said Urban Renewal Plan are hereby amended to show, as and where appropriate:

- a. The three parcels, heretofore referred to as the MBTA Washington Street Right of Way, to be acquired from the MBTA:
- b. The incorporation of that portion of the MBTA Washington Street Right-of-Way north of Oak Street into Parcels P-4 and P-4a;
- c. The incorporation of that portion of the MBTA Washington Street Right-of-Way between Oak Street and Marginal Road into Parcels R-3 and R-3a; and
- d. The appropriate land use controls and zoning for such disposition parcels.

2. That these proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

3. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

4. That this Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

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MEMORANDUM

December 19, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

DATE: December 19, 1968

SUBJECT: SOUTH COVE URBAN RENEWAL PROJECT - MASS. R-92
URBAN RENEWAL PLAN AMENDMENT

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SUMMARY: Amendment to the South Cove Urban Renewal Plan to include three (3) parcels of land now owned by the Massachusetts Bay Transportation Authority (MBTA).

BACKGROUND

At the time the South Cove Urban Renewal Plan was prepared, there was no certainty that the MBTA would construct the proposed new Forest Hills rapid transit line. Therefore, the three properties owned by the MBTA over which the elevated section of the present Forest Hills line passes in South Cove were not included among those properties to be acquired under the Urban Renewal Plan.

Subsequently, the MBTA committed itself to construction of this new line and the South Cove section of the line is now under construction. The recently approved Cooperation Agreement between the Redevelopment Authority, the MBTA, the Public Facilities Commission, Tufts-New England Medical Center and Don Bosco regarding this subway provides for the transfer of the three MBTA properties to the Redevelopment Authority.

The MBTA desires to proceed with the sale of this property at this time to the Redevelopment Authority in order to offset the amount required for the purchase of the subway easements for the new Washington and Tremont Street tunnels. Early commitment from the MBTA for the purchase of these easements is necessary to allow Massachusetts Housing Association, the designated developer of Parcel R-5, through which the Tremont Street tunnel easement passes, to proceed with the development of 221 (d) (3) housing.

DESCRIPTION OF PROPERTIES AND PROPOSED REUSE

Under a Cooperation Agreement between the Redevelopment Authority and Tufts-New England Medical Center dated January 17, 1966, if the Redevelopment Authority acquires the MBTA-Washington Street Right-of-Way it agrees to make that portion of the right-of-way north of Oak Street available to the Medical Center. This land would be made part of Parcels P-4 and P-4a.

The remaining portion of the right-of-way (made up of 2 parcels) is located between Oak Street and Marginal Road. These 2 parcels separate disposition Parcels R-3 and R-3a. It would be consistent with the objectives of the Urban Renewal Plan to combine these 2 parcels with Parcels R-3 and R-3a in order to allow a large scale housing development on the combined area.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South Cove Urban Renewal Area to provide for the acquisition of three properties owned by the MBTA (shown on Exhibit "A") ----- and to provide for the disposition thereof, which disposition is to be accomplished by adding the parcel north of Oak Street to Parcels P-4 and P-4a, and the two parcels between Oak Street and Marginal Road to Parcels R-3 and R-3a.

Attachments